

BOARD OF SELECTMEN – MEETING OF JULY 10, 2012
HARMONY HALL

PRESENT – Cathy Richardson, Chairperson, Joseph DiRocco, Jr., Vice-Chairman, George A. Malliaros, Clerk, Robert O. Cox, John J. Zimini, Dennis E. Piendak, Town Manager and Barbara Souza, Recording Secretary.

TIME – The Chairman called the meeting to order at 7:00 p.m.

ABSENT – Glen Edwards, Assistant Manager/Town Planner was recorded absent.

The Pledge of Allegiance was recited followed by a moment of silence in memory of and in honor of those who have and are serving our Country and condolences to the DeFelice, Coutu and Blatus families.

WARRANT APPROVAL & WARRANT FOR STATE PRIMARY – On a motion by Mr. DiRocco and seconded by Mr. Cox, **it was unanimously voted to sign the warrants.**

SUBMITTAL OF SPECIAL PERMIT APPLICATION – Matt Hamor of Hancock Associates submitted an application on behalf of MR5-A, owners of the Meadow Creek subdivision to modify the existing special permit for the reconfiguration of East Richardson Road and also to address Parcel P.

Mr. Piendak said it would appear at first examination that all the required material is included in the submittal. Staff will review and prepare for public hearing at a future date.

Community Input – No one signed up for community input.

TOWN MANAGER’S REPORT – Mr. Piendak noted that Comcast is converting to all digital as of August 13th and the Cable TV Committee, specifically Mr. Ferguson, has taped a public service announcement as a reminder to people as to what they need to do and be aware of as that conversion takes place. Update on Highway Projects – Mr. Piendak said, although not directly in Dracut, it will impact Dracut residents, the first being the Rourke Bridge corridor and feasibility study and Dracut is part of the study area; a public meeting on that project will be held next Tuesday at the Clark Auditorium at Lowell General Hospital to receive input from the public. It is being conducted by NMCOG. The second is the Methuen rotary project at I-93, this is also used by many Dracut residents; reconstruction funding has been identified for that project and construction could begin in 2013 in what would ultimately be a three

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year project. Dracut High School Project – tomorrow is the scheduled time for bidder's walk-through; filed sub-bids are due next Tuesday, July 17th and general bids, Tuesday, July 24th. Regarding the Town Hall Project he expects the Building Committee to reach agreement tomorrow with the selected architect, Johnson & Robert's Associates, so they can begin the feasibility schematic design process and said as part of the town hall project we have taken title to the two properties adjacent to facilitate that project. Recognition – Mr. Piendak commended Karl Yau who provides maintenance and custodial services to both the town hall and town hall annex on second shift. Mr. Piendak explained that on the eve of the 4th of July holiday, while working at the town hall annex, Mr. Yau discovered what he suspected, and what turned out to be, several leaking gas joints and pipes in the basement of that building. Because of his alertness and attentiveness and by making the appropriate notifications, appropriate personnel were able to respond and avert what could have been a catastrophe so he therefore would publically like to recognize and thank Mr. Yau. Mr. Yau was not present however Mr. Piendak indicated he would send appropriate written confirmation.

Fireworks – Mr. Zimini noted that at the last meeting, Mr. Piendak explained that due to the lack of funding, there would be no fireworks this year. Mr. Zimini said he has since talked to members of the Old Home Day committee who have indicated their interest in taking over that venue and asked if that was a possibility.

Mr. Piendak said that happens in many communities; any group that wants to step forward, he would be happy to coordinate efforts with them. He noted that a teacher at the Lakeview Jr. High School, Ms. Rebecca Duda, has indicated that she along with the National Honor Students is going to try and raise five thousand dollars to have a display at the end of August. A brief discussion continued. Mr. Cox added that he would be remiss if he didn't reach out and say thank you to Steve Brox for his generous donations over the last several years allowing the fireworks to go on; Mr. Cox feels a letter of appreciation to Mr. Brox would be very appropriate.

ANN VANDAL, TREASURER/FINANCE DIRECTOR - Re: Vote to Approve the Issuance in detail of a Replacement Loan to be issued to Mass Water Pollution Abatement Trust – Loan #CW0726A and CWS 08-18 and to sign related closing papers. – Mrs. Vandal explained that she is here tonight regarding a couple of issues; one is the reinstatement of a couple of MWPAT Loans, which is where we borrow our money for the sewer projects and said they close out their loans every two years and we then

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have to re-start them. Essentially, this is just reinstating the balance that needs to be re-started. She said the total is one million, six hundred thousand ninety two dollars.

On a motion by Mr. Cox and seconded by Mr. DiRocco, **it was unanimously voted to approve the issuance as outlined by Mrs. Vandal.**

Mrs. Vandal said other than that, all she has is a rollover which is temporary debt for the high school, 2.3 million dollars which was borrowed temporarily and is due to expire; she is renewing that and said the interest rate on that is .60% - the interest cost for the 2.3 million is thirteen thousand two hundred dollars and she will be submitting those for signatures as well; no vote is required for that.

PUBLIC HEARING – Application for Transfer of Wine & Malt Packaged Goods Store License from: Scott’s Food Mart, Inc. to Lakeview Gas Station, Inc. d/b/a Jay’s Mart, Arvindkumar M. Patel, Manager @ 1660 Lakeview Avenue –
Chairperson Richardson opened the hearing by reading aloud the public hearing notice that appeared in the Lowell Sun on June 29, 2012.

Addressing the board on behalf of the applicant, Arvindkumar Patel, was Attorney Brian Akashian. He introduced the applicant and his family to the board and also acknowledged the transferee, Alan Kazanjian, who he said is also present in support of this transfer. Attorney Akashian said that Mr. Patel is making a sizable investment in this property of almost one million dollars to purchase the gas station; he is TIPS trained and has taken the classes as has his son and said Mr. Patel will be working as the manager, fifty to sixty hours a week along with his wife and his son. Attorney Akashian proceeded to explain how the cash register works when someone is purchasing alcohol to assure proper I.D. He also noted that the Patel’s are eleven year residents of the town and are making an investment in the community.

Mr. Cox asked the Manager if he has reviewed this to which Mr. Piendak responded that everything appears to be in order and no complaints have been received.

Mr. Cox commented that Mr. Kazanjian has always run a top-notch operation so he does not see any reason why that wouldn’t continue and wished him well.

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Mr. DiRocco noted that the board was recently notified about Scott’s Food Mart serving to a minor and asked again about the I.D process.

Attorney Akashian explained that the cash register has a queue when the alcohol is scanned that you have to check the I.D. before it will be processed. Ms. Richardson asked if it also queues the years to which Attorney Akashian said he doesn't believe this machine does; he knows they do have them where you can type in the birth date and said that is something they could consider if needed but right now it has a check that comes up for the request of an I.D.

Mr. DiRocco commented that selling to minors is a problem but maybe it will eliminate that from happening if everyone who comes in is I.D.'d.

Attorney Akashian said he has explained the Mass General Laws to them and the CMR's of the Commonwealth relative to service of alcohol; he feels a good rule of thumb is, if they look 35 or younger, make sure you get an I.D.

Ms. Richardson said she feels it is good for anyone coming in for these transfers to be aware that recently it seems the ABCC has been in Dracut a few times so they need to be very aware of those issues.

Mr. Zimini asked what Mr. Patel's experience is in this type of business.

Attorney Akashian replied that he has worked in a variety store setting for the last fifteen years; he currently works in Lowell at Jay's Beer & Wine and said he is more on the grocery side and sees the day to day operations but has not been involved in the actual selling of the alcohol and said that it why he encouraged Mr. Patel to take the TIPS training; he has received that certificate from the organization.

Mr. Zimini asked if this was his first such venture to which Attorney Akashian replied that it is and said he explained to him (Patel) that if he is investing a million dollars into a business, it's got to be taken very seriously and be aware of what the laws of the Commonwealth are and said he (Patel) has demonstrated to him that he is fully aware of what it entails to run an operation like this and is fully aware that this board has the authority to revoke or suspend that license if he is in violation of those laws.

Mr. Zimini asked if he has any plans of hiring anyone else to which Attorney Akashian said he does plan on hiring other individuals. Mr.

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Zimini requested that he consider hiring Dracut individuals who are not employed.

There was no one recorded present to speak either in favor of or opposed to this petition.

On a motion by Mr. Zimini and seconded by Mr. DiRocco, **it was unanimously voted to close the public hearing.**

On a motion by Mr. Zimini and seconded by Mr. Malliaros, **it was unanimously voted of those members present and voting to approve the transfer. Mr. Cox abstained.**

PUBLIC HEARING – Special Permit Application for Motor Vehicle Repair Shop @ 1543 Bridge Street/Hamze’s Lakeview Services, Inc. Khalil Hamze, President
– Attorney George Malonis addressed the board on behalf of the applicant, Mr. Hamze and said they are here to seek a special permit to operate a light motor vehicle repair shop at 1543 Bridge Street, the current site of Roussel Marine. The site is zoned B-3 and consists of approximate an acre of land with a single family residence, a detached garage and a commercial building where Roussel Marine sales and services take place. Attorney Malonis continued to say that Mr. Hamze, who resides in Dracut with his family, has operated the Shell Service Station on Lakeview Avenue for over twenty years and he’s looking to purchase and operate his own repair facility. No changes are planned for the actual footprint at the site concerning the building structures and said if the permit is approved, Mr. Hamze plans on doing some interior modifications adding several lifts inside and also improving the exterior of the facility. He also plans on improving the landscaping area, especially around the northern area of the site that currently exists of a chain link fence and asphalt; his plan would be to remove that chain link fence and rip up approximately 8-feet of asphalt and replace that with shrubbery. No changes are planned for the single family home and garage. New lighting and signage will be installed in accordance with the Town of Dracut bylaws and basically is looking to just dress up the operation. The proposed hours of operation are 7:30 a.m. to 5:30 p.m. Monday through Friday and 7:30 a.m. to 1:00 p.m. on Saturdays; he anticipates having five or six employees working at any given time. The maximum overflow of vehicles on any given night is five and stored outside in a determined area; all the work will be performed indoors, no floor drains will be installed on the site and the only waste product produced by the operation, oil and anti-freeze, will be stored on-site in above ground containers and will be removed on a monthly basis by State approved contractors supervised by the Board of Health. Attorney

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Malonis said that one of the issues raised at the Departmental Review Meeting was a gravel driveway adjacent to the site and his plans are not to utilize it at all for the commercial facility; it may be used for additional parking for the residential facility but there will be no commercial use of that particular driveway and no access to the site from Fox Avenue for commercial purposes. Attorney Malonis continued with his presentation while showing a rendering of that particular site.

Mr. Piendak explained that Staff had conducted a Departmental Review Meeting and said Mr. Edwards prepared a staff memo noting some 28 conditions if the permit were to be granted and said he did make note that, based on a question that came up during the review meeting and the Attorney's comment this evening that we add a condition this evening regarding the gravel driveway that there be no commercial access or use; otherwise, he is not aware of any other issues.

Mr. DiRocco asked if they have gone over all the 28 stipulations to which Attorney Malonis indicated that they have and do not have any issues with any of them; they feel everything is consistent with other operations in town and are prepared to adhere to them.

Mr. Zimini pointed out that there will actually be 29 stipulations by adding no commercial use of the gravel driveway; he also asked if the manager is aware of any complaints regarding the Shell Station operated by the applicant. Mr. Piendak indicated he has not heard of any.

ABUTTERS – Bill Perley, 1573 Bridge Street – Stated he has lived at that address for 56-years and said he also owns the property at 1563 Bridge Street. Mr. Perley stated that he is totally 100% opposed to any type of motor vehicle repair business as well as any other business associated with this permit such as an auto body permit or used car permit which he feels is sure to come up in the very near future and continued with his commentary noting concerns about noise, heavy volume of traffic including trucks, buses and Patriot Ambulance that is housed in the rear of Bridgewood Plaza. He concluded his remarks by saying he believes a traffic study should be done before a permit is granted.

Kevin Perley, 1563 Bridge Street – Stated he is totally against it basically because of the noise that will come from it, the traffic that will be coming from there, property values will decrease and as his father said, a used car permit that he feels will be coming before the board because of the big parking lot; also concerned about tow trucks dropping cars off at all hours of the night.

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Attorney Malonis responded that from traffic prospective, this type of business is not going to be a high traffic operation; it is in a business zone and they are certainly sensitive to the neighbor's concerns and said as stipulated in the proposed stipulations, should the permit be granted, the operation is going to be subject to review by this board on a periodic basis. With respect to the drop-offs raised by the last gentleman, Mr. Hamze stated that there are no late night drops, it all happens in the morning; if they call him he then sends a tow truck for pick up that day and said they usually don't have any drop-offs at night.

Mr. DiRocco asked if he will be thinking about used cars down the road to which Mr. Hamze replied yes, possibly.

Mr. Piendak offered, for informational purposes, that used cars can be controlled via the license with the number of vehicles approved by the board.

Mr. Malliaros stated that he has known Mr. Hamze for some time and considers him to be a quality person, much like Mr. Roussel the former occupant of the property. He said there were no problems with Roussel Marine and doesn't feel there will be a problem with this as he also feels that Mr. Hamze is a real asset to the Town of Dracut.

Ms. Richardson commented that certainly there are concerns and certainly feels Mr. Hamze is honest in terms of his anticipation that he may in fact ask for a used car permit and said that is specific to the board and specific to the board's approval; she added that anytime the board does special permits for businesses, there is a 6-month review process and at that point the abutters would be notified

Mr. (Bill) Perley addressed the board again regarding some of his other concerns such as whether the building is soundproof and said if it isn't, he feels it should be. He also hoped that no work will take place outside and noted the close proximity of his home as well as others. He again noted his concerns about traffic with this type of business. His other concerns are drains or traps on the floor inside the building for fluids; the parking lot lights, hours of operation, signage and what type of buffer along the fence; he said they would definitely want a vinyl fence and something that looks good in the neighborhood. He also said they would want some type of drainage system in the parking lot to stop the water from going into his basement. He also touched upon how it would affect the valuations on someone's property if they go to sell their home and as examples pointed out the garage on Blanche Street, Tom's Auto and Paul Demers on Lakeview Avenue. He also asked where the dumpster would

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be located and snow removal; he would not like to have it along his fence because it will be in his cellar when it melts.

Attorney Malonis shared some plans with the board showing the dumpster location; he also stated that after conferring with his client, he would certainly be willing to install a vinyl fence along Mr. Perley's side. He said there is currently no buffer zone and they are proposing to add an additional 8-feet and tear up the asphalt which he said will hopefully improve the drainage. They will also be doing some plantings with bark mulch and perhaps a tree at the top.

Mr. DiRocco noted that two of the questions asked by the abutter are addressed in the list of twenty-eight stipulations namely #13 (no more than ten (10) light motor vehicles that are awaiting work should be stored on the site at any one time and #21 (there shall be no outside repair of vehicles).

At this point, Ms. Richardson read aloud all the (29) stipulations as prepared by staff.

Mr. Zimini asked if the two-story dwelling is part of the property and if there is someone currently living there.

Mr. Hamze said it is part of the property; Mr. Roussel currently lives there but will be moving out; he will then fix it up and rent it.

Mr. Zimini asked what the garage in the back was for to which Mr. Hamze said it is a two-car garage for that dwelling.

Mr. Zimini asked about the snow storage area and how close it is to Mr. Perley's property; he also asked how close the dumpster will be.

Mr. Hamze stated that he does not want any neighbors to get upset with him and said whatever they want him to do, he will do it.

Following a few additional comments, the Chairman read the following letter from Walter Polchlopek of 28 Fox Avenue into the record:

"Due to circumstances beyond my control, I am unable to attend the hearing for tonight, but I did want to voice my concerns. I am the abutter to the subject parcel directly behind the land. In 1965, the Town of Dracut installed a concrete drainage pipe across my land out-letting in the rear yard of my lot. This has gradually developed into a wetland and is more than likely less than 100' from the parcel. I am also concerned about the gravel driveway out-letting onto Fox Avenue. This seems to constitute a

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potential secondary means of access to the garage area going from a commercial to a residential area. We are also concerned about noise, increased traffic and related activity. I realize that if all work is kept in the building, this could be minimal, but it is a concern. At the very least, this wetland area should be shown, a filing should be held with the Conservation Commission and the wetland should be properly addressed."

Mr. Piendak indicated that this permit was filed with conservation and they did not raise any concerns.

On a motion by Mr. DiRocco and seconded by Mr. Cox, **it was unanimously voted to close the public hearing.**

Mr. Malliaros moved to approve the special permit with stipulations 1 through 29, including the hours from 7:30 a.m. - 5:30 p.m. Monday through Friday and 7:30 a.m. to 1:00 p.m. on Saturdays; Mr. DiRocco seconded the motion.

Under discussion, Mr. DiRocco said when he looks at the special permit, it gives four stipulations that we (board) have to go by; (1) is it in harmony with the purpose and intent of this bylaw. Mr. DiRocco said it is in a B-3 zone, it's allowable under special permit (2) will not be detrimental or injurious to the neighborhood in which it is to take place. Mr. DiRocco said there was a boat place there before so he's got to think with outboard motors running, it was noisy. (3) Is appropriate for the site in question. Mr. DiRocco said he (Hamze) stated that the footprints are going to remain the same and (4) complies with all applicable requirements of the bylaw. Mr. DiRocco said there again, he feels those are all being met as well and that is why he will vote in favor.

Ms. Richardson informed the abutter's that copies of the conditions would be made available to anyone who would like a copy.

Mr. DiRocco reminded the neighbors that if they have any problems to just address them and he is sure they will be taken care of.

Mr. Piendak asked to clarify as part of the motion that normally the permit would be written up and presented in two weeks; we don't have a meeting in two weeks so it will be presented to the board for signatures once it is written based upon these conditions in advance of the next meeting.

The motion to approve the special permit passed unanimously.

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AGENDA ITEMS – Elias Manolis, Dracut – Request for re-appointment as Bonded Constable – Motion by Mr. Cox and seconded by Mr. Malliaros, **it was unanimously voted to approve.**

Nikolaos E. Manolis, Dracut – Request for re-appointment as Bonded Constable – Motion by Mr. Malliaros and seconded by Mr. Cox, **it was unanimously voted to approve.**

Donald Morowski, Chairman, Veteran's Park Concession Stand Committee - Request for appointments to the Concession Stand Committee:

- (1) Donna Douglas – Motion by Mr. DiRocco and seconded by Mr. Malliaros, **it was unanimously voted to approve.**

- (2) Mark Morowski – Motion by Mr. Zimini and seconded by Mr. Cox, **it was unanimously voted to approve.**

David Paquin, Dracut Historical Commission – Request that Harvey Gagnon be reappointed to serve as the Historical Commission's representative on the Community Preservation Committee – Motion by Mr. Malliaros and seconded by Mr. DiRocco, **it was unanimously voted to approve.**

Letters of Request for reappointment to the Agricultural Commission –

- Albert Ogonowski – Motion by Mr. Zimini and seconded by Mr. Malliaros, **it was unanimously voted to approve.**
- Norma Taplin – Motion by Mr. Zimini and seconded by Mr. Malliaros, **it was unanimously voted to approve.**

Paula Beaudoin, S & P Restaurant, Inc. 101 Broadway Road – Request approval for change of d/b/a from Parker House Grille to Parker Grille & Pub – Motion by Mr. Zimini and seconded by Mr. Malliaros, **it was unanimously voted to approve.**

David Scarfo/Agent for T-Mobile Northeast LLC –Tower Resource Management, Inc. – Letters of Request for renewal of Special Permits/Telecommunication Facilities –

~ S.P. # 04-1 – 76 Pleasant Street – Mr. Piendak explained that the bylaws on special permits regarding these telecommunication facilities require that they be renewed at 5-year intervals.

~ S.P. # 00-6- 1471 Methuen Street – Mr. Piendak said he checked with the Building Inspector and there are no issues with either on that would preclude them for being renewed for another 5-year period.

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76 Pleasant Street – Motion by Mr. DiRocco and seconded by Mr. Cox to approve renewal.

Under discussion, Mr. Zimini stated for clarification purposes that if there were any plans to do any repairs or upgrades, they would have to come back before this board and said this is just standard renewal of a permit. **The motion to approve renewal of Special Permit # 04-1 passed unanimously.**

1471 Methuen Street – On a motion by Mr. Malliaros and seconded by Mr. DiRocco, **it was unanimously voted to approve renewal of Special Permit # 00-6.**

SUBCOMMITTEE REPORTS – Ms. Richardson noted that she recently had a conversation with Karon Bergeron at a ribbon cutting ceremony; Karon is very

active in the Greater Lowell Chamber of Commerce; what she (Richardson) was wondering about was having the Economic Development Sub-Committee maybe talk with her (Bergeron) and also with the Small Business Association. She said what they had talked about at that particular function was maybe putting together a Small Business Forum for the businesses in town or for people who are maybe interested in opening a business in town and really talk about what kinds of programs are available through the Chamber and maybe setting up some kind of a forum or Small Business Association panel discussion for folks to come to. Ms. Richardson said she is just throwing that out there as an idea for the Economic Subcommittee to maybe pursue that with Karon (Bergeron). A brief discussion continued.

Ms. Richardson commented that the Mental Health Substance Abuse aka Committee for a Healthy Dracut that she chaired early in February continued to meet up until this past month and said they will be taking July and August off and said they will resume in September. She explained that they formulated an inter-departmental, or committee member's letter, in support of Chief Richardson's hope to apply for a COPS Grant, which is a Community Policing Grant. They put together a letter that would indicate that he has some community support in that regard and maybe would give us some favor in obtaining that grant. They have another letter similar that Rev. Bostwick from the Christ Church United put together as well in hopes of obtaining a grant from the Gates Association. Ms. Richardson continued explaining some of the events and forums coming up in the fall and said she will keep everyone informed.

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OLD BUSINESS – Town Charter – Ms. Richardson said this was talked about in terms of an overall discussion which also goes into the next Old Business item which is Sign/Zoning Bylaws. She said on June 28th, the Selectmen, Board of Appeals and Planning Board met jointly and the intent was to come up with a meeting where we would start a process of looking at our bylaws including the sign bylaws. What started this discussion early on was because there was talk about re-doing the Charter and maybe re-doing our Master Plan and understood that with the assistance of the Northern Middlesex Council of Governments, it would be a fairly hefty price tag to do that with that particular agency so their thoughts were that we would get the boards together and ultimately what we decided was to take pieces of the bylaw and each month or so review different sections with different folks from all those committees and come up with a plan where we could really look at each bylaw without having the expense of fifty thousand dollars of having NMCOG come in and do all the bylaws for us. Ms. Richardson continued to say that that process has been started; Bob Flynn was unanimously selected as Chair of the first meeting. Representatives who will serve on that committee from the Planning are Bob

Flynn and Phil Greene; John Crowley and Heather Santiago from the Board of Appeals and said we are still waiting to hear who will represent the Conservation Commission. The Board of Health member will be Louis Rousseau and said one member of the Board of Selectmen is needed to be on this committee; these will be sort of the core members who will be looking at the bylaws and hopefully we will have a couple to present for vote at the November Town Meeting. Ms. Richardson noted that these meetings will be open to the public but the voting members will be these particular people who were identified. Ms. Richardson asked who from this board would like to serve on the committee and be the voting member on the Selectmen's behalf. Ms. Richardson also pointed out that she will be looking for two people to serve on the study committee that was put forth by School Committee Chairman Dr. Michael McNamara. Along with Dr. McNamara, she as Chairperson of this board would like to be a part of that study committee. Following some discussion, Mr. Zimini agreed to serve on the study committee along with Ms. Richardson and Mr. Cox agreed to sit on the bylaw committee.

Community Calendar was read at this time.

Executive Session – Ms. Richardson announced that the board will be entering into executive session for the purpose of discussing Collective Bargaining and indicated that no votes will be taken, it is strictly informational.

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Mr. Zimini moved to go into executive session for collective bargaining purposes, seconded by Cox.

Roll Call – Mr. Cox, yes; Mr. DiRocco, yes; Mr. Malliaros, yes; Mr. Zimini, yes and Chairperson Richardson, yes. Unanimous.

The Chairman reconvened the meeting at 9:40 p.m. at which time Ms. Richardson explained that a lengthy discussion was held and that no votes were taken during executive session.

At this time the board members signed the documents presented by Mrs. Vandal, Finance Director, at the beginning of the meeting.

ADJOURNMENT – On a motion by Mr. Zimini and seconded by Mr. Cox, **it was unanimously voted to adjourn the meeting at 9:45 p.m.**

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Cathy Richardson, Chairperson

Joseph DiRocco, Jr., Vice-Chairman

George A. Malliaros, Clerk

Robert O. Cox

John J. Zimini